

DEPARTMENT OF
COMMUNITY SERVICES

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September 14, 2018

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TOWN COUNCIL OFFICE
West Hartford, CT

To: Town Council

From: Todd Dumais, Town Planner *TD*

ITEM NO. 24
FILE NO. 197

**SUBJECT: 1235 – 1245 FARMINGTON AVENUE
SPECIAL DEVELOPMENT DISTRICT
ADMINISTRATIVE AMENDMENT (SDD #83)**

I have received an administrative amendment request from Udolf Investments, LLC, owner of 1235 & 1245 Farmington Avenue for revisions to the approved Special Development District plan (SDD #83). The request is for a minor adjustment to the required parking to accommodate a pedestrian connection between the two shared parking areas.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve minor adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C(9)(c)* the arrangement of parking spaces within a designated area may be adjusted, and the number of required parking spaces (including the mixture of types of spaces required) may be adjusted by up to a cumulative total of 10% of the required number of spaces or 10 spaces, whichever is less. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to notify the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting, *Tuesday, September 25, 2018*.

It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing

C: Matt Hart, Town Manager
Mark McGovern, Director of Community Development
Subject SDD File

Patrick Alair, Corporation Counsel
Garmon Newsome, Assistant Corporation Counsel

SD-TPZ-SDD-FarmingtonAvenue1245-SDD#83-AA-R1-18-Sep18



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